

## City of Palo Alto Objective Design Standards: Checklist

# Objective Design Standards Checklist

The Objective Design Standards Checklist is a tool to evaluate a project's compliance with the Zoning Ordinance (Chapter 18.24). The Checklist is not the Zoning Ordinance. Applicants shall be responsible for meeting the standards in the Zoning Ordinance. To simplify evaluation of the Zoning Ordinance, language in the Checklist may vary from the Zoning Ordinance.

If a standard is not applicable to applicant's project, please write N/A in Applicant's Justification column.

## 18.24.020 Public Realm/Sidewalk Character

Check	Standard	Sheet #	Applicant's Justification
<b>(b)(1)(A) Public Sidewalks - Sidewalk Design</b>			
<input type="checkbox"/>	1. In the following districts/locations, sidewalk width (curb to back of walk) is at least: <ul style="list-style-type: none"> <li>Commercial Mixed-Use District: CN, CS, CC, CC(2), CD-C, CD-S, CD-N, PTOD: <b>10 ft.</b></li> <li>El Camino Real: <b>12 ft.</b></li> <li>San Antonio Road, from Middlefield Road to East Charleston Road: <b>12 ft</b></li> </ul> And consists of:		Not Applicable (RM-30 zone district)
	a. Pedestrian clear path length (8 feet minimum): _____ feet		N/A
	b. Landscape or furniture area length (2 feet minimum): _____ feet		N/A
<input type="checkbox"/>	2. If the existing public sidewalk does not meet the minimum standard, a publicly accessible extension of the sidewalk, with corresponding public access easement, shall be provided.		<i>Not Applicable</i>
<b>(b)(1)(B) &amp; (C) Pathways</b>			
<input type="checkbox"/>	1. Publicly accessible sidewalks or walkways connecting through a development parcel (e.g., on a through lot) are at least 6 feet wide.		Not Applicable (no publicly accessible sidewalks are proposed on the parcel)
<input type="checkbox"/>	2. Walkways designed to provide bicycle access are at least 8 feet wide, consisting of:		Not Applicable, no bicycle paths are proposed on or off-site
	a. Pedestrian clear path width (8 feet min.): _____ ft.		

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		b. Clear space/buffer (2 feet min. on each side of path): ____ ft. & ____ ft.		
Check	Standard		Sheet #	Applicant's Justification
<b>(B)(2) Street Trees</b>				
<input type="checkbox"/>	1. One street tree provided for every 30 linear feet of sidewalk length and located within 6 feet of the sidewalk.		A.6	The applicant responded that this objective standard would not apply. Staff believes that this would apply; however, the project provides seven new street trees and 5 new trees on site within 6 feet of the sidewalk and therefore complies with this requirement.
		a. Sidewalk frontage length: 278 linear feet		
		b. Street Trees required: 8 tree(s)		
		c. Street Trees provided: 7 tree(s) in public ROW, 5 within 6 feet of sidewalk along the frontage	A.6	Complies
<b>(B)(3) Accent Paving</b>				
<input type="checkbox"/>	1. Parcels abutting University Avenue between Alma Street and Webster include accent paving along the project frontages, as indicated below:			Not Applicable, not located within this area.
		a. Brick paving at corners		
		b. Brick trim mid-block		
<input type="checkbox"/>	2. Parcel abutting California Avenue between El Camino Real and Park Blvd include decorative glass accent paving along project frontages			Not Applicable, not abutting California Avenue.
<b>(B)(4) Mobility Infrastructure</b>				
<b>Pick One</b>	<input checked="" type="checkbox"/>	1. On-site micromobility infrastructure is located within 30 feet of the primary building entry <b>or</b> within a path leading to the primary building entry; <b>OR</b>	A.6	The applicant states that the requirement is not objective because subjective judgement is required to determine where micromobility infrastructure is required and what constitutes a

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				primary building entry and neither are uniformly verifiable by reference to an external and uniform benchmark since the project has multiple entries. Nevertheless, staff notes that bike racks are provided within 30 feet of a primary building entry as well as a path leading to that entry. Therefore, the project complies.
	<input type="checkbox"/>	2. Existing micromobility infrastructure is already located within 50 feet of project site, and located in a public right-of-way.		Not Applicable
<b>(B)(4) Seating</b>				
<b>Pick One</b>	<input checked="" type="checkbox"/>	1. Primary building entries shall provide at least one seating area or bench within 30 feet of building entry and/or path leading to building entry; OR	A.6	The applicant states that the requirement is not objective because subjective judgement is required to determine where micromobility infrastructure is required and what constitutes a primary building entry and neither are uniformly verifiable by reference to an external and uniform benchmark. Additionally the project has multiple entries. Nevertheless, staff notes that benches are provided within 30 feet of a primary building entry as well as a path leading to that entry. Therefore, the project complies.
	<input type="checkbox"/>	2. Existing seating areas or benches are already located in the public right-of-way within 50 feet of the building entry.		Not Applicable

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### 18.24.030 Site Access

Check	Standard	Sheet #	Applicant's Justification
<b>(B)(1) Through Lots</b>			
<input checked="" type="checkbox"/>	1. Through lots located more than 300 feet from an intersecting street or pedestrian walkway include a publicly accessible sidewalk or pedestrian walkway connecting the two streets.		Not Applicable
<b>(B)(2) Building Entries</b>			
<input checked="" type="checkbox"/>	1. Entries to Primary Building Entries are located from a public right-of-way	A.6	Entries are proposed along public right-of-way and from a pedestrian walkway leading from the public right-of-way.
<b>(B)(3) Vehicle Access</b>			
<input checked="" type="checkbox"/>	1. Vehicle access is located on alleys or side streets where available.	A.6	Vehicular access is provided from the only abutting street, Acacia Avenue—Private streets are proposed consistent with Title 21 of the code, which considers vehicular access serving 4 or more units (inclusive of condominium parcels) to be private streets.
<input checked="" type="checkbox"/>	2. No off-street parking, off-street vehicle loading, or vehicular circulation areas are located between the building and primary building frontage.	A.6	Parking and vehicle circulated is provided from public right of way and leading to private garages. Parking/circulation is not provided between the buildings and the primary building frontage.
<b>(B)(4) Loading Docks</b>			

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<input checked="" type="checkbox"/>	1. Loading docks and service areas are located on/facing the following areas: Alley, Parking Area, Rear or Side Building Facades		Not Applicable
<input checked="" type="checkbox"/>	2. Loading docks and service areas located within setback areas shall be screened by a solid fence, or wall, or dense landscaping and separated from pedestrian access to the primary building entry to avoid impeding ped movement/safety.		Not Applicable

### 18.24.040 Building Orientation and Setbacks

Check	Standard	Sheet #	Applicant's Justification
<b>(b)(1) Treatment of Corner Buildings (less than 40 feet in height)</b>			
Corner buildings less than 40 feet in height and end units of townhouses or other attached housing products that face the street shall include all of the following features on their secondary building frontage:			
<b>Check All</b>	<input type="checkbox"/>	1. A height to width ratio greater than 1.2:1.	
		a. Secondary building frontage height: ____ feet	
		b. Secondary building frontage length: ____ feet	
		c. Secondary building frontage height to width ratio: ____	
	<input type="checkbox"/>	2. A minimum of 15 percent fenestration area.	
		a. Total secondary building frontage façade area: ____ sq. ft.	
		b. Secondary building frontage façade fenestration area: ____ sq. ft.	
		c. Percent of fenestration area ____ %	
	<input type="checkbox"/>	3. At least one facade modulation with a minimum depth of 18 inches and a minimum width of two feet.	
<b>(b)(2)(A) &amp; (B) Treatment of Buildings Corners on Corner Lots (40+ feet in height)</b>			
Corner Buildings 40 feet or taller in height shall include <u>at least one</u> of the following special features:			

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Check One or More within A or B	A. Street wall is located at the minimum front yard setback or build-to line for a minimum aggregated length of 40 feet in length on both facades meeting at the corner and includes <b>one or more</b> of the following building features:			This section does not apply because it is specific to corner buildings and the subject parcel is not a corner lot.
	<input type="checkbox"/>	a. An entry to ground floor retail or primary building entrance located within 25 feet of the corner of the building.		
	<input type="checkbox"/>	b. A different material application and/or fenestration pattern from the rest of the façade.		
	<input type="checkbox"/>	c. A change in height of at least 4 feet greater or less than the height of the abutting primary façade.		
Check One or More within A or B	B. An open space with a minimum dimension of 20 feet and minimum area of 450 square feet. The open space shall be <u>at least one</u> of the following			This section does not apply because it is specific to corner buildings and the subject parcel is not a corner lot.
	<input type="checkbox"/>	a. A publicly accessible open space/plaza.		
	<input type="checkbox"/>	b. A space used for outdoor seating for public dining.		
	<input type="checkbox"/>	c. A residential Common Open Space adjacent to a common interior space and less than two feet above adjacent sidewalk grade. Fences and railing shall be a minimum 50% transparent.		
(b)(3) Primary Building Entry				
The primary building entry meets <u>at least one</u> of the following standards:				
Check One or More	<input checked="" type="checkbox"/>	1. Faces a public right-of-way.	A.6	The proposed units either face Acacia (Building D) or face a pedestrian walkway that leads out to the public ROW (Buildings A, B and C)
	<input checked="" type="checkbox"/>	2. Faces a publicly accessible pedestrian walkway.	A.6	
	<input type="checkbox"/>	3. Is visible from a public right-of-way through a forecourt or front porch that meets the following standards:		Not applicable (meets the above requirements)
	<input type="checkbox"/>	a. For residential buildings with <b>fewer than seven units</b> , building entry forecourts or front porch minimum dimensions of (min. 36 sq. ft. and min. dimension of 6 feet required): ____ sq. ft. and ____ ft. min. dimension		

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	<input type="checkbox"/>	b. For commercial buildings or residential buildings with <b>seven or more units</b> , building entry forecourts or front porch minimum dimensions of (min. 100 sq. ft. and a min. width of 8 feet required): ____ sq. ft. and ____ ft. min. width		
<b>(b)(4) Ground Floor Residential Units</b>				
<b>A. Ground Floor Finished Floor Height</b>				
<input checked="" type="checkbox"/>	The finished floor of ground floor residential units, when adjacent to a public right-of-way, are within the minimum and maximum heights according to setback distance from back of walk identified in Figure 2a of the Zoning Ordinance. Calculate minimum ground floor finished floor height:			<b>Waiver requested</b>
<b>Check All that Apply</b>	<input type="checkbox"/>	a. Setback adjacent to public right of way: __9.5__ feet		
	<input type="checkbox"/>	b. Minimum ground floor finished floor height: ____ feet $y = \left(-\frac{4}{15}\right)(x) + \frac{16}{3}$ <i>where x = setback length from back of walk, in feet and y = ground floor finished floor height, in feet</i>		<b>Requests waiver to provide 2' where 2'8" is required.</b>
	<input type="checkbox"/>	c. Sites with slopes greater than 2% along building façade – Average height of finished floor: ____ feet		<i>Not applicable (less than 2% grade)</i>
	<input type="checkbox"/>	d. Sites located in flood zones - Minimum ground floor finished floor height, less flood zone elevation: ____ feet		<i>Not applicable, not in a flood zone</i>
<b>B. Street Trees</b>				
<input type="checkbox"/>	Ground floor units with a setback greater than 15 feet have at minimum an average of one tree per 40 linear feet of facade length, within the setback area.			Not applicable (setback is less than 15 feet)
	<input type="checkbox"/>	a. Setback length: ____ feet		
	<input type="checkbox"/>	b. Amount of Linear frontage: ____ feet		
	<input type="checkbox"/>	c. Street Trees required: ____ tree(s)		
<input type="checkbox"/>	d. Street Trees provided: ____ tree(s)			
<b>C and D. Front Setback</b>				
<b>Pick One</b>	<input checked="" type="checkbox"/>	1. Ground floor residential entries are setback a minimum of 10 feet from the back of sidewalk; <b>OR</b>		Unit entries are set back more than 10 feet from the back of sidewalk

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	<input type="checkbox"/>	2. Where no minimum building setback is required, all residential units are set back a minimum 5 feet from back of walk.		Not applicable, complies with #1.
<b>Check</b>		<b>Standard</b>	<b>Sheet #</b>	<b>Applicant's Justification</b>
<b>4. Unit Entry</b>				
<input checked="" type="checkbox"/>	1. A minimum 80% of ground floor residential units that face a public right-of-way or publicly accessible path, or open space shall have a unit entry with direct access to the sidewalk, path, or open space for minimum.		A.6	All units that face the public ROW on Acacia have a unit entry with direct access to the sidewalk. All other units do not face a publicly accessible path or open space, but do face private pedestrian paths and open space that directly connect to the public ROW.
		a. Total number of ground floor residential units facing a public right-of-way, publicly accessible path, or open space: <u>  5  </u> units		
		b. 80% of total units in (a): <u>  4  </u> units		
		c. Subset of number of units in (a) that have a unit entry with direct access to the sidewalk, path, or open space: <u> 100% </u> entries		
<b>(b)(5) Front Yard Setback Character</b>				
1. Required setbacks provide a hardscape and/or landscaped area to create a transition between public and private space, and meet the following:				
<b>Check All that Apply</b>	<input type="checkbox"/>	a. Ground-floor retail or retail like uses have a minimum of 10% of the required setback as landscape or planters.		Not Applicable, exclusively residential use
		i. Minimum setback area (setback x frontage x 10%): <u>      </u> sq. ft.		
		ii. Landscape or planter area in required setback: <u>      </u> sq. ft.		
	<input checked="" type="checkbox"/>	b. Ground-floor residential uses have a minimum of 60% landscaped area in the required setback area.		
i. Minimum setback area (setback x frontage x 60%): <u> 2,648 </u> sq. ft.		A.6	70.8% is provided as landscaped area (setback is	



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				9.5 and length of frontage is 278.7 ft)
		ii. Landscape area in required setback: __1,876__ sq. ft.		

### 18.24.050 Building Massing

Check	Standard		Sheet #	Applicant's Justification
(b)(1) Upper Floor Step Backs and Daylight Plane				
Pick One	<input type="checkbox"/>	1A When the height of the subject building is more than 20 feet above the average height an adjacent building, an upper floor step back shall start within 2 vertical feet of the height of the adjacent building. The step back shall be a minimum depth of 6 feet along the primary building frontage, and the step shall occur for a minimum of 70% of the façade length.		Complies. All proposed building edges adjacent to the single family lots are limited to 2 stories and are less than 20' from those roofs. The requirement is not applicable along Acacia Avenue since the project is not more than 20 feet above the average height of any adjacent buildings. The proposed 3001 El Camino Real project is taller than the proposed project at 420 Acacia and the existing cannery building is approximately 36 feet.
		i. Proposed building height: __42'11.5"__ feet		
		ii. Average building height of the adjacent building(s): __20__ feet		Abutting residences range from single to two story (primarily single story anywhere from 17-27 feet)
		iii. Building height where upper floor step back begins: __24__ feet		

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	<input checked="" type="checkbox"/>	1B Except, when adjacent to a single-story building, the upper floor step back shall occur between 33 and 37 feet in height.		Step back occurs at 23-24 feet where abutting single-story buildings
	<input checked="" type="checkbox"/>	<p>1C If a project meets the following criteria, a daylight plane with an initial height of 25 feet above grade at the property line and a 45-degree angle shall be required. No setback is required unless otherwise required by the zoning district. This daylight plane is required if all of these criteria are met:</p> <p>(i) The project is not subject to a daylight plane requirement, pursuant to district regulations in Title 18; and</p> <p>(ii) The project proposes a building which is more than 20 feet above the average height (i.e., average of low and high roof elevations) of an adjacent building; and</p> <p>(iii) The project abuts residential units in the side or rear yard.</p>		Project is subject to the R-1 Daylight plane which is more restrictive; project complies with the R-1 daylight plane
<b>(b)(2) (A)(B)&amp;(C) Transition to Lower Density Building Types</b>				
1. Buildings that abut a side and/or rear property line with a RE, RMD, R-1, or R-2 zoned parcel or a village residential or existing single-family residential use, the building breaks down the abutting façade by meeting <u>all</u> of the following:				
<b>Check All</b>	<input checked="" type="checkbox"/>	a. A landscape screen that includes a row of trees with a minimum 1 tree per 25 linear feet and continuous shrubbery planting. This screening plant material shall be a minimum 72 inches (6 feet) in height when planted. Required trees shall be minimum 24" box size.	A.6	
	<input checked="" type="checkbox"/>	b. A minimum façade break of 4 feet in width, 2 feet in depth, and 32 square feet of area for every 36 to 40 feet of façade length	A.16	
	<input checked="" type="checkbox"/>	c. Within 40 feet of an abutting structure, no more than 15% of the confronting façade area shall be windows or other glazing. Additional windows are allowed in order to maintain light, if fixed and fully obscured	A.9	
<b>(b)(3)(A) &amp; (B) Façade Length</b>				
1. Buildings 70 feet in length or greater				
<b>Pick One Category (i.e)</b>	<input checked="" type="checkbox"/>	1. Building is greater than 25 feet in height <b>and</b> 70 feet in length, <b>and</b> faces a public street, right-of-way, or publicly accessible path shall not have a continuous façade plane greater than 70% of the façade length without an upper floor modulation, of at least 2 feet in depth		Building D is the only building facing a public street. Therefore, calculation is reflecting Building D. However, façade modulations

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				are provided for buildings A and B as well. Building C includes modulations but is less than 25 feet.
		a. Façade length featuring continuous plane: <u>  41'6"  </u> feet	A.30	
		b. Total Façade length: <u>  87  </u> feet	A.30	
		c. Percent of façade length without upper floor modulation (a/b) (maximum 70%): <u>  47  </u> %		
	2. Buildings 250 feet in length or greater			
	<input type="checkbox"/>	1. Buildings 250 feet in length or greater, which face a public street, right-of-way, or publicly accessible path, shall have <u>at least one vertical façade break</u> with a minimum area greater than 400 square feet and a width greater than or equal to <u>two times</u> the depth		Not applicable (all buildings less than 250 feet In length)
		a. Total Building length: <u>      </u> feet		
		b. Number of vertical façade breaks: <u>  </u> breaks		
	3. Buildings between 150 feet and 250 feet in length			
	<input type="checkbox"/>	1. Buildings 150 to 250 feet in length, which face a public street, right-of-way, or publicly accessible path, shall have <u>at least one vertical façade break</u> with a minimum area greater than 64 square feet and a minimum width of 8 feet and minimum depth of 4 feet.		Not applicable (all buildings less than 250 feet In length)
	a. Total Building length: <u>      </u> feet			
	b. Number of vertical façade breaks: <u>  </u> breaks			
<b>Check</b>	<b>Standard</b>		<b>Sheet #</b>	<b>Applicant's Justification</b>
(b)(4) Special Conditions: Railroad Frontages				
All parcels with lot lines abutting railroad rights-of-way shall meet the following standards on the railroad-abutting façade:				Not Applicable (doesn't front railroad)
<b>Check All</b>	<input type="checkbox"/>	1. A minimum facade break of at least 10 feet in width and six feet in depth for every 60 feet of façade length.		
	<input type="checkbox"/>	2. Portions of a building 20 feet or greater in height shall not have a continuous façade length that exceeds 60 feet.		

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### 18.24.060 Façade Design

Check Two or More	Standard		Sheet #	Applicant's Justification
<b>(c)(1) Base-Middle-Top</b>				
<input type="checkbox"/>	Buildings three stories or taller and on lots wider than 50 feet shall be designed to differentiate a defined base or ground floor, a middle or body, and a top, cornice, or parapet cap. Each of these elements shall be distinguished from one another for a minimum of 80% of the façade length through use of <b>three or more of the following four</b> techniques:			
<input checked="" type="checkbox"/>	1. Variation in Building Modulation: Building modulation shall extend for a minimum 80% of the façade length feet, and shall include <b>one or more</b> of the following building features.			
Check one or more if selected	<input checked="" type="checkbox"/>	a. <b>Horizontal shifts.</b> Changes in floor plates that protrude and/or recess with a minimum dimension of 2 feet from the primary facade.		The applicant stated that they are meeting this requirement both through changes in fenestration below as well as horizontal shifts. With respect to horizontal shifts this was viewed from a total surface area perspective.
	<input type="checkbox"/>	b. <b>Upper floor step backs.</b> A horizontal step back of upper-floor façades with a minimum 5 foot step back from the primary façade for a minimum of 80% of the length of the façade		
	<input checked="" type="checkbox"/>	c. <b>Ground floor step back.</b> A horizontal shift of the ground floor facade with a minimum depth of 2 feet for a minimum 80% of the length of the façade. Ground floor step backs shall not exceed the maximum setback requirements, where stated	A.30	
<input type="checkbox"/>	2. Variation in Façade Articulation: Façade articulation modulation shall include <b>one or more</b> of the following building features.			

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Check one or more if selected	<input checked="" type="checkbox"/>	a. <b>Horizontal and/or Vertical Recesses or Projections.</b> Recesses or projections such as a pattern of recessed grouping of windows, recessed panels, bay windows or similar strategies. The recess or projection shall be a minimum 4 inches in depth.		
	<input checked="" type="checkbox"/>	b. <b>Horizontal and/or Vertical Projections.</b> Projections such as shading, weather protection devices, decorative architectural details, or similar strategies.		
	<input type="checkbox"/>	c. <b>Datum Lines.</b> Datum lines that continue the length of the building, such as parapets or cornices, with a minimum 4 inches in height or a minimum 2 inches in depth <b>and</b> include a change in material		
<input checked="" type="checkbox"/>	3. Variation in <b>two</b> of the following:			
Check two if selected	<input checked="" type="checkbox"/>	a. Fenestration Size		
	<input checked="" type="checkbox"/>	b. Fenestration Proportion		
	<input type="checkbox"/>	c. Fenestration Pattern		
	<input type="checkbox"/>	d. Fenestration Depth <u>or</u> Projection		
<input checked="" type="checkbox"/>	4. Variation in <b>two</b> of the following:			
Check two if selected	<input type="checkbox"/>	a. Façade Material		
	<input type="checkbox"/>	b. Facade Material Size		
	<input checked="" type="checkbox"/>	c. Façade Texture and Pattern		
	<input type="checkbox"/>	d. Façade Color		
<b>(C)(2) Façade Composition</b>				
Building facades shall use a variety of strategies including building modulation, fenestration, and façade articulation to create visual interest and express a variety of scales through a variety of strategies. All facades shall include <u>a minimum of three</u> of the following façade articulation strategies to create visual interest:				
Check Three or More	<input checked="" type="checkbox"/>	A. Vertical and horizontal recesses such as a pattern of recessed grouping of windows or recessed panels. The recess shall be a minimum 4 inches in depth.	A27 through A30; A7-A 10 and A 33	

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	<input type="checkbox"/>	B. Vertical and horizontal projections such as shading and weather protection devices or decorative architectural details. Projections shall be a minimum 4 inches in depth.		
	<input type="checkbox"/>	C. Datum lines that continue the length of the building, such as cornices, with a minimum 4 inches in depth, <b>or</b> a minimum 2 inches in depth and include a change in material.		
	<input type="checkbox"/>	D. Balconies, habitable projections, or Juliet balconies (every 20 to 40 feet) with a minimum 4 inches in depth.		
	<input type="checkbox"/>	E. Screening devices such as lattices, louvers, shading devices, or perforated metal screens.		
	<input type="checkbox"/>	F. Use of fine-grained building materials, such as brick or wood shingles, not to exceed 8 inches in either height or width.		
	<input checked="" type="checkbox"/>	G. Incorporate a minimum of three colors, materials, and/or textures across the whole building.	A7 through A10 and A33	
<b>(c)(3) Compatible Rhythm and Pattern</b>				
<b>1. Buildings less than 100 feet in length</b>				
	<input checked="" type="checkbox"/>	1. Buildings with continuous facades less than 100 feet in length, the façade shall have vertically oriented patterns of vertical recesses or projections, façade articulation, and/or fenestration	A7 through A 10 and A 33	All facades are less than 100 feet in length and incorporate vertically oriented patterns in the form of façade articulation and/or fenestration
<b>2. Buildings 100+ feet in length</b>				
<b>Check One</b>	<input type="checkbox"/>	1. A vertical recess or change in façade plane with a minimum 2 feet deep vertical shift modulation for a minimum 4 feet in width to establish a vertical rhythm or a unit between 20 to 50 feet in width; <b>OR</b>		Not Applicable, building are less than 100 feet in length
	<input type="checkbox"/>	2. A vertical recess or projection with a minimum depth of 2 feet that establishes the vertical rhythm housing units or individual rooms between 10 to 16 feet in width		
<b>3. Residential mixed-use buildings</b>				
<b>Check One</b>	<input type="checkbox"/>	1. Facades use vertical patterns of building modulation, façade articulation, and fenestration		Not applicable, exclusively residential proposed

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	<input type="checkbox"/>	2. Facades use horizontal articulation and fenestration patterns shall use a vertical massing strategy with a minimum 4 feet wide and 2 feet deep vertical shift in modulation at least once every 50 feet of façade length		
<b>4. Storefronts</b>				
	<input type="checkbox"/>	1. Storefront uses express a vertical rhythm between 30 and 50 feet in width.		Not Applicable
<b>(c)(4) Emphasize Building Elements &amp; Massing</b>				
1. Primary building entries shall be scaled proportionally to the number of people served (amount of floor-area or number of units accessed). Building entries shall meet the following minimum dimensions:				
<b>Check All</b>	<input checked="" type="checkbox"/>	a. Individual residential entries: 5 feet in width	A6	Complies
	<input type="checkbox"/>	b. Shared residential entry, such as mixed-use buildings: 8 feet in width		Not applicable
	<input type="checkbox"/>	c. Commercial building entry: 20 feet in width		Not applicable
	<input type="checkbox"/>	d. Storefront entry: 6 feet in width		Not applicable
2. Primary building entries (not inclusive of individual residential entries) shall include a façade modulation that includes <u>at least one</u> of the following:				Not applicable; Only individual residential entries apply
<b>Check One or More</b>	<input type="checkbox"/>	a. Recess or projection from the primary façade plane (minimum 2 feet).		
	<input type="checkbox"/>	b. Weather protection, awning, or similar strategy that is a minimum 4 feet wide and 4 feet deep by recessing the entry.		
<b>(c)(5) Storefront/Retail Ground Floors</b>				
<input type="checkbox"/>	A. Ground floor height shall be a minimum 14 feet floor-to-floor <b>OR</b> shall maintain a 2 <sup>nd</sup> floor datum line of an abutting building.			Section Not Applicable; project is exclusively residential
		a. Ground floor height (minimum 14 feet): _____ feet; <b>OR</b>		
		b. Height of 2 <sup>nd</sup> floor datum line of abutting building: _____ feet		
<input type="checkbox"/>	B. Transparency shall include a minimum 60 percent transparent glazing between 2 and 10 feet in height from sidewalk, providing unobstructed views into the commercial space.			
		a. Façade area between 2 feet and 10 feet: _____ square feet		
		b. Transparent glazing area: _____ square feet		
		c. Percentage of transparent glazing (minimum 60%): _____ %		

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<input type="checkbox"/>	C. If provided, bulkheads and solid base walls measure between 12 and 30 inches from finished grade		
<input type="checkbox"/>	D. Primary entries shall include weather protection by recessing the entry, providing an awning or using a combination of these methods.		
	a. Weather protection width (minimum 6 feet): _____ feet		
	b. Weather protection depth (minimum 4 feet): _____ feet		
<input type="checkbox"/>	E. If provided, when transom windows are above display windows, awnings, canopies and similar, weather protection elements shall be installed between transom and display windows.		
<b>(c)(6) Other Non-Residential Ground Floors</b>			
<input type="checkbox"/>	1. Ground floor height is a minimum 14 feet floor-to-floor <b>OR</b> maintains a 2 <sup>nd</sup> floor datum line of an abutting building		Section does not apply; project is exclusively residential
<b>Pick One</b>	<input type="checkbox"/> a. Ground floor height (minimum 14 feet): _____ feet; <b>OR</b>		
	<input type="checkbox"/> b. Height of 2 <sup>nd</sup> floor datum line of abutting building: _____ feet		
<input type="checkbox"/>	2. Minimum of 50% transparent glazing between 4 and 10 feet in height from sidewalk, providing unobstructed views into the commercial space		
	a. Façade area between 4 feet and 10 feet: _____ square feet		
	b. Transparent glazing area: _____ square feet		
	c. Percentage of transparent glazing (minimum 50%): _____ %		
<input type="checkbox"/>	3. Primary entries include weather protection that is a minimum 6 feet wide and 4 feet deep by recessing the entry, providing an awning or using a combination of these methods.		
	a. Weather protection width (minimum 6 feet): _____ feet		
	b. Weather protection depth (minimum 4 feet): _____ feet		
<b>(c)(7) Parking/Loading/Utilities</b>			
<b>1. Entry Size</b>			
<input checked="" type="checkbox"/>	1. Portion of the site frontage facing a street devoted to garage openings, carports, surface parking, loading entries, or utilities access is a maximum of 25% (or on sites with less than 100 feet of frontage, no more than 25 feet)		
	a. Site frontage: __278__ feet		



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		b. Frontage devoted to garage openings, carports, surface parking, loading entries, or utilities access: <u>  0  </u> feet		
		c. Percent of frontage devoted to garage openings, carports, surface parking, loading entries, or utilities access <u>  0  </u> %		
<b>2. Above Ground Structured Parking</b>				
<input type="checkbox"/>	1. Above grade structured parking levels facing a public right-of-way or publicly accessible open space/path, with the exception of vehicular alleys, are lined with commercial or habitable uses with a minimum depth of 20 feet			Not applicable
<b>3. Partially Sub-Grade Structured Parking</b>				
<input type="checkbox"/>	1. Partially sub-grade parking does not have an exposed façade that exceeds 5 feet in height above abutting grade at back of sidewalk.			Not applicable
<input type="checkbox"/>	2. Partially sub-grade parking is screened with continuous landscaping and shrubbery with minimum height of 3 feet and located within 10 feet of the sub-grade parking.			

## 18.24.070 Residential Entries

Pick One or More (A – E)	Standard	Sheet #	Applicant's Justification
<b>(b)(1) Ground Floor Unit Entries</b>			
Where ground floor residential unit entries are required, <u>one or more</u> of the following entry types shall be provided:			
<input type="checkbox"/>	<b>A. Stoop</b>		
<b>Check All if Selected</b>	<input type="checkbox"/>	1. Stoops provide entry access for a maximum of two ground floor units.	Not applicable-patio selected
	<input type="checkbox"/>	2. Stoop heights are within 1 step of finished floor height of adjacent unit.	
	<input type="checkbox"/>	3. Stoop entry landings are a minimum 5 feet in depth	
	<input type="checkbox"/>	4. The maximum stoop height from the back of sidewalk grade is 5 feet.	
<input type="checkbox"/>	<b>B. Porch</b>		
<b>Check All if Selected</b>	<input type="checkbox"/>	1. Porches provide entry access for a maximum of one ground floor unit.	Not applicable-patio selected
	<input type="checkbox"/>	2. Porch heights are within 1 step of finished floor height of adjacent unit.	
	<input type="checkbox"/>	3. Porches are large enough so a 6-foot by 6-foot square can fit inside	

## City of Palo Alto Objective Design Standards: Checklist

	<input type="checkbox"/>	4. The maximum porch height from the back of sidewalk grade is 5 feet.			
<input checked="" type="checkbox"/>	<b>C. Patio Entry</b>				
Check All if Selected	<input checked="" type="checkbox"/>	1. Patio entries provide access for a maximum of two ground floor units.			
	<input checked="" type="checkbox"/>	2. Patio entries are large enough so a 5-foot by 5-foot square can fit inside			
	<input checked="" type="checkbox"/>	3. The patio shall include <b>at least one</b> of the following features to define the transition between public and private space:			
	Pick One or More	<input checked="" type="checkbox"/>	a. <b>Row of shrubs:</b> not exceeding 42 inches in height located between the sidewalk and the patio	L-2.0	Shrubs and small grasses line the sidewalk and walkways leading to the patios defining the transition between public and private space
		<input type="checkbox"/>	b. <b>Fence:</b> not to exceed 36 inches in height located between the sidewalk and the patio		
	<input type="checkbox"/>	c.i. <b>Metal, Wood, or Stone Wall:</b> not to exceed 36 inches in height located between the sidewalk and the patio, <b>AND</b> c.ii. A minimum 18-inch landscape strip is located between the wall and the abutting pedestrian way and entirely landscaped			
<input type="checkbox"/>	<b>D. Terrace</b>				
Check All if Selected	<input type="checkbox"/>	1. Terraces provide entry access for multiple ground floor units.		Not applicable-patio selected	
	<input type="checkbox"/>	2. Terraces are a maximum height of 30 inches above the grade of the back of the adjacent sidewalk or accessway.			
	<input type="checkbox"/>	3. Walls, fences and hedges on Terraces are a maximum of 42 inches tall and have a minimum transparency of 40 percent.			
<input type="checkbox"/>	<b>E. Frontage Court</b>				
Check All if Selected	<input type="checkbox"/>	1. Frontage courts provide entry access for multiple ground floor units.		Not applicable-patio selected	
	<input type="checkbox"/>	2. The minimum frontage court width along a primary frontage is 25 feet.			
	<input type="checkbox"/>	3. The maximum frontage court width along a primary frontage is 50 percent of the facade length or 80 feet, whichever is less.			
	<input type="checkbox"/>	4. The minimum Frontage Court depth is 25 feet.			

## City of Palo Alto Objective Design Standards: Checklist

	<input type="checkbox"/>	5. The maximum Frontage Court depth is 50 feet or a ratio not to exceed 2:1 depth to width.		
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### 18.24.080 Open Space

Check	Standard	Sheet #	Applicant's Justification
<b>(B)(1) Private Open Space</b>			
<input checked="" type="checkbox"/>	1. Floor area includes clear space with a minimum dimension of a circle with a six-foot diameter.		
<input checked="" type="checkbox"/>	2. Minimum clear height dimension of 8'-6" feet.		
<input checked="" type="checkbox"/>	3. Directly accessible from a residential unit.		
<input checked="" type="checkbox"/>	4. Balconies are not located within the daylight plane.		
<b>(B)(1) Ground Floor Patios</b>			
<input type="checkbox"/>	1. RM-20 and RM-30 districts: Minimum 100 square feet of area, the least dimension of which is 8 feet for at least 75% of the area.		Not applicable. Ground floor yards provided, no ground floor patios proposed
<input type="checkbox"/>	2. RM-40 districts: Minimum 80 square feet of area, the least dimension of which is 6 feet for at least 75% of the area		
<input type="checkbox"/>	3. Street facing private open space on the ground floor shall meet the finished floor height for ground floor residential standards in section 18.24.040(b)(4)		
<b>(B)(2) Common Open Space</b>			
<input checked="" type="checkbox"/>	1. Common open space is a minimum 200 square feet of area. Area shall include a space with a minimum dimension of a circle with a 10-foot diameter.	A.4	
<input checked="" type="checkbox"/>	2. A minimum of 60% of the area shall be open to the sky and free of permanent weather protection or encroachments.	A.4	
<input type="checkbox"/>	3. Notwithstanding subsection (1), courtyards enclosed on four sides shall have a minimum dimension of 40 feet and have a minimum courtyard width to building height ratio of 1:1.25		Not applicable
<input checked="" type="checkbox"/>	4. Common open space provides seating.	A.6	
<input checked="" type="checkbox"/>	5. Common open space has a minimum 20% of landscaping.	A.6	

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<input type="checkbox"/>	6. Planting in above grade courtyards has minimum soil depth of 12 inches for ground cover, 20 inches for shrubs, and 36 inches for trees.		Not applicable
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### 18.24.090 Materials

Primary, secondary, and accent materials are allowed or prohibited as in the Residential and Residential Mixed-use Material List, which may be updated from time to time by the Director of Planning with a recommendation by the ARB.

### 18.24.100 Sustainability and Green Building Code

See Chapter 16.14: California Green Building Standards additional requirements for green building and sustainable design.